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TO THE CITY COUNCIL

The undersigned respectfully petition your honorable body for a SPECIAL PERMIT under

Section 275-9(L)(3)_____ of the Municipal Zoning Ordinance FOR THE PURPOSE OF

renewal of an existing Storage special permit.

LOCATION OF PROPERTY: 165 Front St.

MAP & PARCEL ID: *See attachment

ZONING: Industrial & Mill Conversion & Commercial Center Overlay District

CITY CLERK'S OFFICE
CITY OF CHICOPEE
2021 SEP 30 P 2:56

PROPERTY OWNER:

ADDRESS:

CONTACT NAME :

CONTACT PHONE

4 Perkins, LLC

c/o SilverBrick 1688 Meridian Ave Miami Beach, FL 33139

Aaron Papowitz

800-811-8837

NAME OF APPLICANT

(IF DIFFERENT FROM OWNER)

ADDRESS

PHONE

NAME OF ENGINEER/

SURVEYOR/SIGN

CO: Tighe & Bond

(IF APPLICABLE)

ADDRESS:

53 South Hampton

Road Westfield,

MA 01085

PHONE: 413-572-

3262

Proposed Use of Land and/or Structures: Mixed-use including office, light manufacturing, residential and storage.

Reason for Application for Special Permit: Renewal of an existing Storage Special Permit under the Mill Conversion & Commercial Center Overlay District require a Special Permit.

DEED INFORMATION: BOOK: 22157 PAGE: 229 DATED: May 2nd, 2018.

PLEASE NOTE: IF PROPERTY OWNER IS NOT THE APPLICANT THE OWNER INFORMATION AND SIGNATURE IS **REQUIRED**.

4 Perkins LLC
APPLICANT (PLEASE PRINT)

[Signature]
SIGNATURE OF APPLICANT

4 Perkins, LLC
OWNER (PLEASE PRINT)

[Signature]
SIGNATURE OF OWNER

Attach 7 copies of the plot plan, additional required documentation, and supporting material as per Section 275-9 C (2) of the Municipal Zoning Ordinance.

THIS APPLICATION HAS BEEN REVIEWED AND IS ADEQUATE FOR SUBMISSION.

[Signature] 9/20/21
Planning Director

[Signature] 9/21/21
Building Commissioner

CITY COUNCIL ACTION & DATE: 10/5/21: Motion made by Councilor Balakier to receive, and refer to the Zoning, Planning, Building, Police and Fire Departments. Motion passed, referred. Councilors Brooks and Dobosz absent.



City of Chicopee, Massachusetts

City Council

City Hall Annex - 274 Front Street - Chicopee, MA 01013

Tel: (413) 594-1485 Fax: (413) 594-1488

www.chicopeema.gov

NOTICE OF DECISION Special Permit

OWNER/APPLICANT AND ADDRESS: 4 Perkins, LLC
Aaron Papowitz
307 W 38th St, Suite 1414
New York, NY 10038

PROPERTY LOCATION: 165 Front Street

REQUEST: warehousing and storage not to exceed 200,000 square feet and 6,500 storage units

DATE OF PUBLIC HEARING: 2-27-2020

DATE OF CITY COUNCIL MEETING: 3-5-2020

DECISION: Allow the construction of up to 90,000 square feet of self-storage in the basement and first floor of Building Number One (1) and Building Number Two (2) with conditions. (see attached conditions)

On motion to approve

COUNCILOR BROOKS	YES
COUNCILOR LAFLAMME	YES
COUNCILOR TILLOTSON	YES
COUNCILOR JERRY ROY	YES
COUNCILOR MCAULIFFE	YES
COUNCILOR GALECKI	YES
COUNCILOR KRAMPITS	YES
COUNCILOR DOBOSZ	YES
COUNCILOR BALAKIER	YES
COUNCILOR COURCHESNE	YES
COUNCILOR LABRIE	YES
COUNCILOR WALCZAK	ABSENT
COUNCILOR ZYGAROWSKI	YES

In accordance with Chapter 40A, General Laws of Massachusetts, Section 17, Paragraph 1, anyone aggrieved by this decision* has the right of appeal in the superior or housing court of Hampden County within twenty (20) days of the filing of this decision.

DATE DECISION FILED WITH CITY CLERK: 3-16-2020

DATE OF APPEAL PERIOD EXPIRATION: 4-6-2020

*Decision is on file in its entirety in the Office of the City Clerk.

City Clerk Certification: I certify that twenty (20) days have elapsed since the above City Council decision was filed with the office of the City Clerk and further certify that no appeal has been filed and/or pending.

Keith Rattell, City Clerk

APR - 9 2020

Date

RESTRICTIONS

1. The Special Permit will allow the construction of up to 90,000 SF of self-storage space in the basement and 1st floor of Building #1 and Building #2 with conditions.
2. Said construction of self-storage and warehousing shall be monitored by Planning, Building, Fire Departments to ensure compliance with the instant restrictions and all state local and federal laws, rules and regulations.
3. All State and local Fire/Safety codes shall be followed.
4. All building codes (state and local) must be followed before a Certificate of Occupancy is granted.
5. The Building Department and Fire Department may make periodic unannounced inspections of all storage facilities during and subsequent to the construction of the approved storage and warehousing units.
6. No flammable substances such as gasoline or chemicals may be stored in any unit nor shall the applicant allow for the storage of any item which may potentially generate toxic fumes.
7. Fire regulations on what can and cannot be stored shall be clearly posted in the storage area (each floor).
8. Ceilings shall be constructed with fire retardant material as approved by the Massachusetts Fire Code.
9. All requirements of the Planning Department must be followed before a Certificate of Occupancy is issued.
10. Perkins, LLC c/o Silverbrick shall be required to renegotiate a new TIE in the event the residential unit count fails to satisfy the 280 residential units requirement.
11. A Fire Protection Engineer must give approval of the fire retardant material to be installed between the ceilings of the storage unit and the residential areas.
12. Permit to run with the land.